

# SWARTZENTRUBER ALLOTMENT NO. 3 - FIRST ADDITION

(FINAL)

Instrument Book Page  
20060043711 DR 2 428

20060043711  
Filed for Record in  
HOLMES COUNTY OH  
SALLY MILLER  
05-23-2006 At 03:15 PM  
PLAT LARGE 86.40  
OR Book 2 Page 428 - 428

GRANTORS:  
JR. & FANNIE SWARTZENTRUBER  
3402 U.S. 62  
MILLERSBURG, OHIO 44654  
PH: 330-893-2602

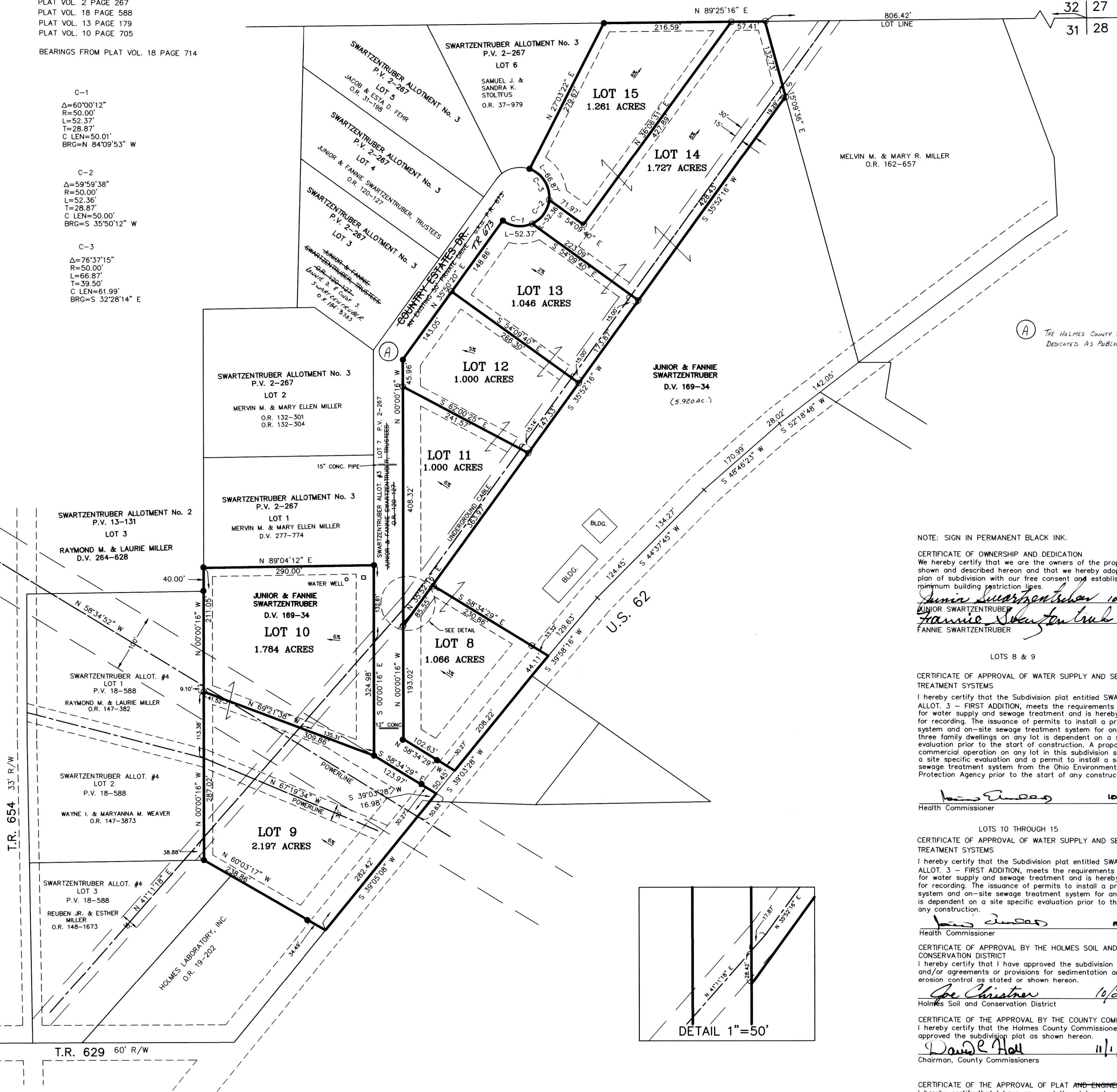
20060043711  
HEARTLAND  
TITLE  
MILLERSBURG, OH

REFERENCES:

- DEED VOL. 169 PAGE 34
- O.R. VOL. 19 PAGE 202
- O.R. VOL. 162 PAGE 657
- PLAT VOL. 18 PAGE 714
- PLAT VOL. 8 PAGE 262
- PLAT VOL. 2 PAGE 267
- PLAT VOL. 13 PAGE 131
- PLAT VOL. 2 PAGE 267
- PLAT VOL. 18 PAGE 588
- PLAT VOL. 13 PAGE 179
- PLAT VOL. 10 PAGE 705

BEARINGS FROM PLAT VOL. 18 PAGE 714

- C-1  
Δ=60°00'12"  
R=50.00'  
L=52.37'  
T=28.87'  
C LEN=50.01'  
BRG=N 84°09'53" W
- C-2  
Δ=59°59'38"  
R=50.00'  
L=52.36'  
T=28.87'  
C LEN=50.00'  
BRG=S 35°50'12" W
- C-3  
Δ=76°37'15"  
R=50.00'  
L=66.87'  
T=39.50'  
C LEN=61.99'  
BRG=S 32°28'14" E



(A) THE HOLMES COUNTY BOARD OF COMMISSIONERS O.R. 167-466 (1.435 AC.) P.2-247  
DEDICATED AS PUBLIC ROADWAY TR.629 O.R.183-2220 P.A.511 9/20/2005

NOTE: SIGN IN PERMANENT BLACK INK.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent and establish the minimum building restriction lines.

*Junior Swartzentruber* 10-28-04 DATE  
JUNIOR SWARTZENTRUBER  
*Fannie Swartzentruber* 10-28-04 DATE  
FANNIE SWARTZENTRUBER

LOTS 8 & 9

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the Subdivision plat entitled SWARTZENTRUBER ALLOT. 3 - FIRST ADDITION, meets the requirements of the Board of Health for water supply and sewage treatment and is hereby approved for recording. The issuance of permits to install a private water system and on-site sewage treatment system for one, two or three family dwellings on any lot is dependent on a site specific evaluation prior to the start of construction. A proposed commercial operation on any lot in this subdivision shall require a site specific evaluation and a permit to install a semi-public sewage treatment system from the Ohio Environmental Protection Agency prior to the start of any construction.

*W. J. Jones* 10/26/04 DATE  
Health Commissioner

LOTS 10 THROUGH 15

CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS  
I hereby certify that the Subdivision plat entitled SWARTZENTRUBER ALLOT. 3 - FIRST ADDITION, meets the requirements of the Board of Health for water supply and sewage treatment and is hereby approved for recording. The issuance of permits to install a private water system and on-site sewage treatment system for any lot is dependent on a site specific evaluation prior to the start of any construction.

*W. J. Jones* 10/26/04 DATE  
Health Commissioner

CERTIFICATE OF APPROVAL BY THE HOLMES SOIL AND WATER CONSERVATION DISTRICT  
I hereby certify that I have approved the subdivision plat and/or agreements or provisions for sedimentation and erosion control as shown hereon.

*Joe Christian* 10/28/04 DATE  
Holmes Soil and Conservation District

CERTIFICATE OF THE APPROVAL BY THE COUNTY COMMISSIONERS  
I hereby certify that the Holmes County Commissioners have approved the subdivision plat as shown hereon.

*David E. Hall* 11/1/04 DATE  
Chairman, County Commissioners

CERTIFICATE OF THE APPROVAL OF PLAT AND ENGINEERING DETAILS  
I hereby certify that I have approved the plat and engineering details of the proposed roads and other proposed public facilities in the subdivision plat as shown hereon. CRV

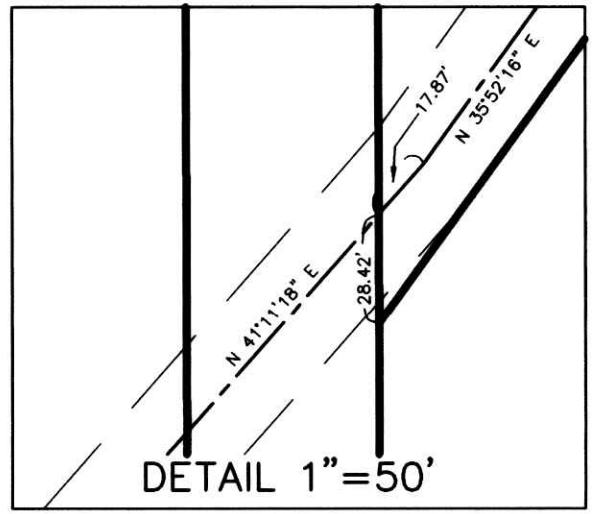
*Michael E. Young, P.E., P.S.* 10/27/04 DATE  
County Engineer

CERTIFICATE OF APPROVAL FOR RECORDING  
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Holmes County, Ohio, with the exception of such variances, if any, as presented in the minutes of the Holmes County Planning Commission and that it has been approved for recording in the office of the County Recorder.

*Donald C. Baker* 10/29/04 DATE  
Holmes County Planning Commission

CERTIFICATE OF ACCURACY  
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Holmes Co. Planning Commission and that the monuments have been placed as shown hereon.

*Donald C. Baker* 10-15-04 DATE  
Donald C. Baker P.S. 6938



For erosion and sedimentation control, the landowner will follow the Rainwater and Land Development, Ohio's Standards for Stormwater Management and Urban Street Protection. A copy of the Rainwater and Land Development, Ohio's Standards is available at the Holmes Soil and Water Conservation District Office, 82 West Clinton Street Millersburg, Ohio 44654

NOTE: BUILDING SETBACK LINES ARE 15' OFF SIDE & REAR LOT LINES  
30' OFF ROAD RIGHT OF WAY

LOTS 8 AND 9 ARE FOR RESIDENTIAL & COMMERCIAL PURPOSES ONLY.  
LOTS 10 THROUGH 15 ARE FOR RESIDENTIAL PURPOSES ONLY.

No further splits will be permitted without replating said lots.

AREA IN LOTS 11.081 ACRES.  
AREA IN ROAD DEDICATION 0.000 ACRES.  
TOTAL AREA IN ALLOTMENT 11.081 ACRES.

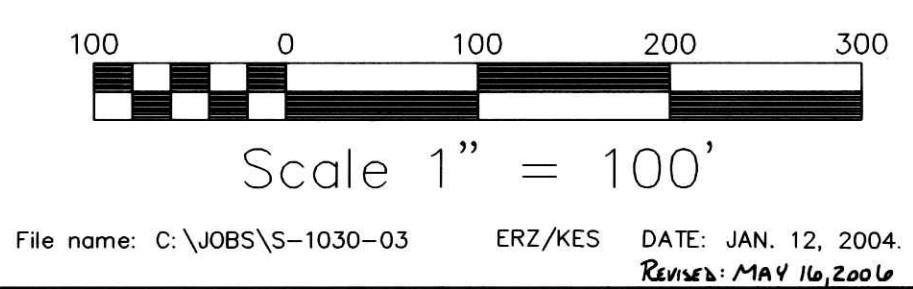
MAINTENANCE AGREEMENT  
ALL LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD TO BE KNOWN AS COUNTRY ESTATES DRIVE. THE COST OF SAID MAINTENANCE SHALL BE SHARED PROPORTIONATELY AMONG ALL LOT OWNERS ENTITLED TO USE SAID PRIVATE ROAD AND SO CHOOSES TO USE SAID PRIVATE ROAD.

RESTRICTIVE COVENANTS  
1) THE DEVELOPER RESERVES THE RIGHT TO APPROVE THE DESIGN AND SIZE OF ALL STRUCTURES.  
2) NO LOT PLATED HEREON SHALL BE USED FOR ANY PURPOSE OR IN SUCH A WAY WHICH MAY ENDANGER THE HEALTH OR UNREASONABLY DISTURB THE PEACEFUL OCCUPANCY OF AN ADJACENT OR NEIGHBORING PREMISES.  
3) NO MOTOR VEHICLE WHICH DOES NOT BEAR A CURRENT LICENSE PLATE SHALL BE ALLOWED TO REMAIN OUTSIDE OF A COMPLETELY ENCLOSED GARAGE ON THE PREMISES.



NOT NECESSARY  
May 23, 2006  
Jill Miller  
S.

DONALD C. BAKER SURVEYING  
138 N. CLAY ST.  
MILLERSBURG, OHIO 44654  
PH. 330-674-4788  
FAX 330-674-6027



PAINT TOWNSHIP  
4TH. QTR., LOT 31  
T-10 N; R-5 W  
HOLMES COUNTY, OHIO

- P.K. NAIL SET
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR WITH I.D. CAP SET
- I.D. CAP MARKED "BAKER 6938"